



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Steve Bukovac
DOCKET NO.: 18-26346.001-R-1
PARCEL NO.: 22-32-213-003-0000

The parties of record before the Property Tax Appeal Board are Steve Bukovac, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$1,861
IMPR.: \$32,820
TOTAL: \$34,681

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2018 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story townhome of masonry exterior construction with 2,134 square feet of living area. The dwelling is approximately 12 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace, and a two-car garage. The property has a 3,237 square foot site and is located in Lemont, Lemont Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. As part of the evidence, the appellant's attorney submitted with the residential appeal form, the Cook County Board of Review final decision, a supplemental brief, a sales analysis of the comparables listed in the appellant's grid analysis along with copies of the associated Multiple Listing Service (MLS) data sheets, and an unofficial copy of a document listing the properties within the Ashbury-Woods Townhome

Association. In support of this argument, the appellant submitted information on 14 comparable sales which are located within the same neighborhood code as the subject property. The comparables have lots ranging in size from 2,012 to 3,423 square feet of land area. The comparables are improved with class 2-95 dwellings of masonry exterior construction ranging in size from 2,134 to 2,474 square feet of living area.¹ The dwellings range in age from 12 to 16 years old and have other features with varying degrees of similarity to the subject property. Comparable #13 is listed in the MLS sheet as a "Recent Rehab." These comparables sold from June 2016 to August 2018 for prices ranging from \$298,000 to \$365,000 or from \$123.28 to \$161.67 per square foot of living area, including land.

Based on this evidence the appellant requested that the subject's total assessment be reduced to \$30,277. The requested total assessment would reflect a total market value of \$302,770 or \$141.88 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,681. The subject's assessment reflects a market value of \$346,810 or \$162.52 per square foot of living area, including land, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance

In support of its contention of the correct assessment the board of review submitted information on four comparable sales which are located within a different neighborhood code than the subject property. The comparables have lot sizes ranging from 1,381 to 2,842 square feet of land area. The comparables are improved with class 2-95, two-story or three-story dwellings of masonry or frame and masonry exterior construction ranging in size from 2,284 to 3,090 square feet of living area. The dwellings range in age from 12 to 19 years old. The comparables have other features with varying degrees of similarity to the subject property. The comparables sold from May 2016 to November 2016 for prices ranging from \$389,900 to \$467,500 or from \$145.63 to \$170.71 per square foot of living area, including land. Based on this evidence the board of review requested that the subject's assessment be confirmed.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

Both parties submitted 18 comparable sales for the Board's consideration. Reduced weight is given by the Board to the appellant's comparable sales #12 through #14 and the board of review

¹ The appellant's Multiple Listing Service (MLS) data sheets describes Comparable #8 as a duplex; however, the comparable is located in the same townhome association (see MLS sheet) and has the same "2-95" classification code as the subject.

comparables due to varying dissimilarities in property characteristics to the subject and/or the sale dates occurring in 2016 which is less proximate in time to the 2018 assessment date at issue. The Board also gives little weight to the appellant's comparable #13 which is described as a "Recent Rehab" in the MLS sheet bringing into question its comparability to the subject.

The Board finds the best evidence of market value are the appellant's comparable sales #1 through #11 because they sold more proximate in time to the January 1, 2018 assessment date at issue. These 11 comparables sold from January 2017 to August 2018 for prices ranging from \$298,000 to \$365,000 or from \$131.37 to \$161.67 per square foot of living area, including land. The subject's assessment reflects a market value of \$346,810 or \$162.52 per square foot of living area which falls within the range of the most similar comparables in this record on an overall basis and slightly above the range on a per-square-foot basis. Based on this market value evidence, the Board finds the subject's assessment is reflective of the property's fair cash value and a reduction in the subject's assessment based on overvaluation is not warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: July 20, 2021



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

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